



135 S. LaSalle Street, Suite 1625
Chicago, IL 60603
USA

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2007-C7***

Statement Date: 17-Dec-07
Payment Date: 17-Dec-07
Prior Payment: N/A
Next Payment: 17-Jan-08
Record Date: 30-Nov-07

Administrator:

Kristen Packwood 312.904.4207
kristen.packwood@abnamro.com

***ABN AMRO Acct: 725135.1
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Analyst:

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Issue Id:	LUBS07C7
Monthly Data File Name:	LUBS07C7_200712_3.ZIP
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Closing Date:	30-Nov-2007
First Payment Date:	17-Dec-2007
Rated Final Payment Date:	15-Sep-2045
Determination Date:	11-Dec-2007
Trust Collection Period	
11/14/2007 - 12/11/2007	

Parties to the Transaction

Depositor: Structured Asset Securities Corporation II

Underwriter: Lehman Brothers Inc./UBS Securities LLC/Wachovia Capital Markets, LLC

Master Servicer: Wachovia Bank, National Association

Special Servicer: LNR Partners, Inc.

Rating Agency: Fitch Ratings/Standard & Poor's Ratings Services

Information is available for this issue from the following sources

LaSalle Web Site	www.etrustee.net
Servicer Web Site	www.wachovia.com
LaSalle Factor Line	800.246.5761

LB-UBS Commercial Mortgage Trust
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Series 2007-C7

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WAC: 6.321008%
WAMM: 111

REMIC III
ABN AMRO Acct: 725135.1

Class	Original Face Value (1)	Opening Balance	Principal Payment	Principal Adj. or Loss	Negative Amortization	Closing Balance	Interest Payment (2)	Interest Adjustment	Pass-Through Rate
CUSIP		Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Next Rate(3)
A-1 52109RBJ9	19,000,000.00	19,000,000.00 1000.000000000	132,885.62 6.993980000	0.00 0.000000000	0.00 0.000000000	18,867,114.38 993.006020000	83,853.34 4.413333684	0.00 0.000000000	5.2960000000% Fixed
A-2 52109RBK6	194,000,000.00	194,000,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	194,000,000.00 1000.000000000	903,393.35 4.656666753	0.00 0.000000000	5.5880000000% Fixed
A-AB 52109RBL4	74,000,000.00	74,000,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	74,000,000.00 1000.000000000	352,301.66 4.760833243	0.00 0.000000000	5.7130000000% Fixed
A-3 52109RBM2	1,667,052,000.00	1,667,052,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	1,667,052,000.00 1000.000000000	8,149,105.86 4.888333333	0.00 0.000000000	5.8660000000%
A-1A 52109RBN0	265,119,000.00	265,119,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	265,119,000.00 1000.000000000	1,255,338.47 4.735000019	0.00 0.000000000	5.6820000000%
A-M 52109RBP5	317,024,000.00	317,024,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	317,024,000.00 1000.000000000	1,628,967.56 5.138309907	0.00 0.000000000	6.1659720000%
A-J 52109RBQ3	269,471,000.00	269,471,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	269,471,000.00 1000.000000000	1,403,937.60 5.209976584	0.00 0.000000000	6.2519720000%
B 52109RBR1	47,554,000.00	47,554,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	47,554,000.00 1000.000000000	247,755.22 5.209976448	0.00 0.000000000	6.2519720000%
C 52109RBS9	35,665,000.00	35,665,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	35,665,000.00 1000.000000000	185,813.82 5.209976728	0.00 0.000000000	6.2519720000%
D 52109RBT7	23,777,000.00	23,777,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	23,777,000.00 1000.000000000	123,877.61 5.209976448	0.00 0.000000000	6.2519720000%
E 52109RBU4	27,740,000.00	27,740,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	27,740,000.00 1000.000000000	144,524.74 5.209976208	0.00 0.000000000	6.2519710000%
F 52109RBV2	15,851,000.00	15,851,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	15,851,000.00 1000.000000000	82,583.34 5.209976658	0.00 0.000000000	6.2519720000%
X-CP 52109RBW0	1,456,008,000.00 N	1,456,008,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	1,456,008,000.00 1000.000000000	388,324.49 0.266704915	0.00 0.000000000	0.3200458980%
X-W 52109RBX8	1,585,122,463.50 N	1,585,122,463.50 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	1,585,056,020.69 999.958083485	493,645.66 0.311424304	0.00 0.000000000	0.3737091675%
X-CL 52109RAJ0	1,585,122,463.50 N	1,585,122,463.50 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	1,585,056,020.69 999.958083485	105,321.18 0.066443560	0.00 0.000000000	0.0797322698%
G 52109RAL5/U5140WAF3/52109RAM3	31,702,000.00	31,702,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	31,702,000.00 1000.000000000	165,166.68 5.209976658	0.00 0.000000000	6.2519720000%
H 52109RAN1/U5140WAG1/52109RAP6	27,740,000.00	27,740,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	27,740,000.00 1000.000000000	144,524.74 5.209976208	0.00 0.000000000	6.2519710000%

Notes: (1) N denotes notional balance not included in total (2) Accrued Interest Plus/Minus Interest Adjustment Minus Deferred Interest equals Interest Payment (3) Estimated. * Denotes Controlling Class

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2007-C7

WAC: 6.321008%
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REMIC III
ABN AMRO Acct: 725135.1

Class	Original Face Value (1)	Opening Balance	Principal Payment	Principal Adj. or Loss	Negative Amortization	Closing Balance	Interest Payment (2)	Interest Adjustment	Pass-Through Rate
CUSIP		Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Per \$ 1000	Next Rate(3)
J 52109RAQ4/U5140WAH9/52109RAR2	23,777,000.00	23,777,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	23,777,000.00 1000.000000000	123,877.62 5.209976868	0.00 0.000000000	6.2519720000%
K 52109RAS0/U5140WAJ5/52109RAT8	27,739,000.00	27,739,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	27,739,000.00 1000.000000000	144,519.54 5.209976567	0.00 0.000000000	6.2519720000%
L 52109RAU5/U5140WAK2/52109RAV3	19,814,000.00	19,814,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	19,814,000.00 1000.000000000	75,012.50 3.785833249	0.00 0.000000000	4.5430000000% Fixed
M 52109RAW1/U5140WAL0/52109RAX9	11,889,000.00	11,889,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	11,889,000.00 1000.000000000	45,009.78 3.785833964	0.00 0.000000000	4.5430010000% Fixed
N 52109RAY7/U5140WAM8/52109RAZ4	11,888,000.00	11,888,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	11,888,000.00 1000.000000000	45,005.98 3.785832773	0.00 0.000000000	4.5429990000% Fixed
P 52109RBA8/U5140WAN6/52109RBB6	3,963,000.00	3,963,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	3,963,000.00 1000.000000000	15,003.26 3.785833964	0.00 0.000000000	4.5430010000% Fixed
Q 52109RBC4/U5140WAP1/52109RBD2	3,963,000.00	3,963,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	3,963,000.00 1000.000000000	15,003.26 3.785833964	0.00 0.000000000	4.5430010000% Fixed
S 52109RBE0/U5140WAQ9/52109RBF7	3,963,000.00	3,963,000.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	3,963,000.00 1000.000000000	15,003.26 3.785833964	0.00 0.000000000	4.5430010000% Fixed
T 52109RBG5/U5140WAR7/52109RBH3	47,553,927.00	47,553,927.00 1000.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	47,553,927.00 1000.000000000	180,031.24 3.785833292	0.00 0.000000000	4.5430000000% Fixed
R-I 52109RBY6	0.00	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	N/A
R-II 52109RCA7	0.00	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	N/A
R-III 52109RCC3	0.00	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	N/A
R-LR 9ABSDY03	0.00	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	N/A
Total	3,170,244,927.00	3,170,244,927.00	132,885.62	0.00	0.00	3,170,112,041.38	16,516,901.76	0.00	

Total P&I Payment 16,649,787.38

Notes: (1) N denotes notional balance not included in total (2) Accrued Interest Plus/Minus Interest Adjustment Minus Deferred Interest equals Interest Payment (3) Estimated. * Denotes Controlling Class



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WAC: 6.321008%
WAMM: 111

***GRANTOR TRUST V
ABN AMRO Acct: 725135.1***

Class	Original Face Value (1)	Opening Balance Per \$ 1000	Principal Payment Per \$ 1000	Principal Adj. or Loss Per \$ 1000	Negative Amortization Per \$ 1000	Closing Balance Per \$ 1000	Interest Payment (2) Per \$ 1000	Interest Adjustment Per \$ 1000	Pass-Through Rate Next Rate(3)
V 52109RCE9	0.00	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	0.00 0.000000000	N/A
Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	

Total P&I Payment	0.00
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ABN AMRO Acct: 725135.1

Cash Reconciliation Summary

Interest Summary	
Current Scheduled Interest	16,699,286.94
Less Deferred Interest	0.00
Less PPIS Reducing Scheduled Int	0.00
Plus Gross Advance Interest	0.00
Less ASER Interest Adv Reduction	0.00
Less Other Interest Not Advanced	0.00
Less Other Adjustment	0.00
Total	16,699,286.94
Unscheduled Interest:	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
Total	0.00

Less Fee Paid To Servicer	(181,090.71)
Less Fee Strips Paid by Servicer	0.00

Less Fees & Expenses Paid By/To Servicer	
Special Servicing Fees	0.00
Workout Fees	0.00
Liquidation Fees	0.00
Interest Due Serv on Advances	0.00
Non Recoverable Advances	0.00
Misc. Fees & Expenses	0.00
Total Unscheduled Fees & Expenses	0.00

Total Interest Due Trust	16,518,196.23
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Less Fees & Expenses Paid By/To Trust	
Trustee Fee	(1,294.51)
Fee Strips	0.00
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	0.00
Total	(1,294.51)

Total Interest Due Certs	16,516,901.72
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Principal Summary	
Scheduled Principal:	
Current Scheduled Principal	132,885.62
Advanced Scheduled Principal	0.00
Scheduled Principal	132,885.62
Unscheduled Principal:	
Curtailments	0.00
Prepayments in Full	0.00
Liquidation Proceeds	0.00
Repurchase Proceeds	0.00
Other Principal Proceeds	0.00
Total Unscheduled Principal	0.00
Remittance Principal	132,885.62

Remittance P&I Due Trust	16,651,081.85
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Remittance P&I Due Certs	16,649,787.34
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Pool Balance Summary		
	Balance	Count
Beginning Pool	3,170,244,927.33	100
Scheduled Principal	132,885.62	0
Unscheduled Principal	0.00	0
Deferred Interest	0.00	
Liquidations	0.00	0
Repurchases	0.00	0
Ending Pool	3,170,112,041.71	100

Non-P&I Servicing Advance Summary	
	Amount
Prior Outstanding	0.00
Plus Current Period	0.00
Less Recovered	0.00
Less Non Recovered	0.00
Ending Outstanding	0.00

Servicing Fee Summary	
Current Servicing Fees	181,090.71
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	0.00
Total Servicing Fees	181,090.71

Cumulative Prepayment Consideration Received	
Prepayment Premiums	0.00
Yield Maintenance	0.00
Other Interest	0.00

PPIS Summary	
Gross PPIS	0.00
Reduced by PPiE	0.00
Reduced by Shortfalls in Fees	0.00
Reduced by Other Amounts	0.00
PPIS Reducing Scheduled Interest	0.00
PPIS Reducing Servicing Fee	0.00
PPIS Due Certificate	0.00

Advance Summary (Advance Made by Servicer)		
	Principal	Interest
Prior Outstanding	0.00	0.00
Plus Current Period	0.00	0.00
Less Recovered	0.00	0.00
Less Non Recovered	0.00	0.00
Ending Outstanding	0.00	0.00

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2007-C7

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Record Date: 30-Nov-07

ABN AMRO Acct: 725135.1

Cash Reconciliation Summary Loan Group I

Interest Summary	
Current Scheduled Interest	15,370,908.52
Less Deferred Interest	0.00
Less PPIS Reducing Scheduled Int	0.00
Plus Gross Advance Interest	0.00
Less ASER Interest Adv Reduction	0.00
Less Other Interest Not Advanced	0.00
Less Other Adjustment	0.00
Total	15,370,908.52
Unscheduled Interest:	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
Total	0.00

Less Fee Paid To Servicer	(161,664.91)
Less Fee Strips Paid by Servicer	0.00

Less Fees & Expenses Paid By/To Servicer	
Special Servicing Fees	0.00
Workout Fees	0.00
Liquidation Fees	0.00
Interest Due Serv on Advances	0.00
Non Recoverable Advances	0.00
Misc. Fees & Expenses	0.00
Total Unscheduled Fees & Expenses	0.00

Total Interest Due Trust	15,209,243.61
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Less Fees & Expenses Paid By/To Trust	
Trustee Fee	(1,186.26)
Fee Strips	0.00
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	0.00
Total	(1,186.26)

Total Interest Due Certs	15,208,057.35
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Principal Summary	
Scheduled Principal:	
Current Scheduled Principal	132,885.62
Advanced Scheduled Principal	0.00
Scheduled Principal	132,885.62
Unscheduled Principal:	
Curtailments	0.00
Prepayments in Full	0.00
Liquidation Proceeds	0.00
Repurchase Proceeds	0.00
Other Principal Proceeds	0.00
Total Unscheduled Principal	0.00
Remittance Principal	132,885.62

Remittance P&I Due Trust	15,342,129.23
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Remittance P&I Due Certs	15,340,942.97
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Pool Balance Summary		
	Balance	Count
Beginning Pool	2,905,125,300.63	83
Scheduled Principal	132,885.62	0
Unscheduled Principal	0.00	0
Deferred Interest	0.00	
Liquidations	0.00	0
Repurchases	0.00	0
Ending Pool	2,904,992,415.01	83

Non-P&I Servicing Advance Summary	
	Amount
Prior Outstanding	0.00
Plus Current Period	0.00
Less Recovered	0.00
Less Non Recovered	0.00
Ending Outstanding	0.00

Servicing Fee Summary	
Current Servicing Fees	161,664.91
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	0.00
Total Servicing Fees	161,664.91

Cumulative Prepayment Consideration Received	
Prepayment Premiums	0.00
Yield Maintenance	0.00
Other Interest	0.00

PPIS Summary	
Gross PPIS	0.00
Reduced by PPiE	0.00
Reduced by Shortfalls in Fees	0.00
Reduced by Other Amounts	0.00
PPIS Reducing Scheduled Interest	0.00
PPIS Reducing Servicing Fee	0.00
PPIS Due Certificate	0.00

Advance Summary (Advance Made by Servicer)		
	Principal	Interest
Prior Outstanding	0.00	0.00
Plus Current Period	0.00	0.00
Less Recovered	0.00	0.00
Less Non Recovered	0.00	0.00
Ending Outstanding	0.00	0.00

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ABN AMRO Acct: 725135.1

Cash Reconciliation Summary Loan Group II

Interest Summary	
Current Scheduled Interest	1,328,378.42
Less Deferred Interest	0.00
Less PPIS Reducing Scheduled Int	0.00
Plus Gross Advance Interest	0.00
Less ASER Interest Adv Reduction	0.00
Less Other Interest Not Advanced	0.00
Less Other Adjustment	0.00
Total	1,328,378.42
Unscheduled Interest:	
Prepayment Penalties	0.00
Yield Maintenance Penalties	0.00
Other Interest Proceeds	0.00
Total	0.00

Less Fee Paid To Servicer	(19,425.80)
Less Fee Strips Paid by Servicer	0.00

Less Fees & Expenses Paid By/To Servicer	
Special Servicing Fees	0.00
Workout Fees	0.00
Liquidation Fees	0.00
Interest Due Serv on Advances	0.00
Non Recoverable Advances	0.00
Misc. Fees & Expenses	0.00
Total Unscheduled Fees & Expenses	0.00

Total Interest Due Trust	1,308,952.62
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Less Fees & Expenses Paid By/To Trust	
Trustee Fee	(108.25)
Fee Strips	0.00
Misc. Fees	0.00
Interest Reserve Withholding	0.00
Plus Interest Reserve Deposit	0.00
Total	(108.25)

Total Interest Due Certs	1,308,844.37
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Principal Summary	
Scheduled Principal:	
Current Scheduled Principal	0.00
Advanced Scheduled Principal	0.00
Scheduled Principal	0.00
Unscheduled Principal:	
Curtailments	0.00
Prepayments in Full	0.00
Liquidation Proceeds	0.00
Repurchase Proceeds	0.00
Other Principal Proceeds	0.00
Total Unscheduled Principal	0.00
Remittance Principal	0.00

Remittance P&I Due Trust	1,308,952.62
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Remittance P&I Due Certs	1,308,844.37
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Pool Balance Summary		
	Balance	Count
Beginning Pool	265,119,626.70	17
Scheduled Principal	0.00	0
Unscheduled Principal	0.00	0
Deferred Interest	0.00	
Liquidations	0.00	0
Repurchases	0.00	0
Ending Pool	265,119,626.70	17

Non-P&I Servicing Advance Summary	
	Amount
Prior Outstanding	0.00
Plus Current Period	0.00
Less Recovered	0.00
Less Non Recovered	0.00
Ending Outstanding	0.00

Servicing Fee Summary	
Current Servicing Fees	19,425.80
Plus Fees Advanced for PPIS	0.00
Less Reduction for PPIS	0.00
Plus Delinquent Servicing Fees	0.00
Total Servicing Fees	19,425.80

Cumulative Prepayment Consideration Received	
Prepayment Premiums	0.00
Yield Maintenance	0.00
Other Interest	0.00

PPIS Summary	
Gross PPIS	0.00
Reduced by PPiE	0.00
Reduced by Shortfalls in Fees	0.00
Reduced by Other Amounts	0.00
PPIS Reducing Scheduled Interest	0.00
PPIS Reducing Servicing Fee	0.00
PPIS Due Certificate	0.00

Advance Summary (Advance Made by Servicer)		
	Principal	Interest
Prior Outstanding	0.00	0.00
Plus Current Period	0.00	0.00
Less Recovered	0.00	0.00
Less Non Recovered	0.00	0.00
Ending Outstanding	0.00	0.00

**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2007-C7**

Statement Date 17-Dec-07
Payment Date: 17-Dec-07
Prior Payment: N/A
Next Payment: 17-Jan-08
Record Date: 30-Nov-07

**ABN AMRO Acct: 725135.1
Interest Adjustments Summary**

Shortfall Allocated to the Bonds:

Net Prepayment Int. Shortfalls Allocated to the Bonds	0.00
Special Servicing Fees	0.00
Workout Fees	0.00
Liquidation Fees	0.00
Legal Fees	0.00
Misc. Fees & Expenses Paid by/to Servicer	0.00
Interest Paid to Servicer on Outstanding Advances	0.00
ASER Interest Advance Reduction	0.00
Interest Not Advanced (Current Period)	0.00
Recoup of Prior Advances by Servicer	0.00
Servicing Fees Paid Servicer on Loans Not Advanced	0.00
Misc. Fees & Expenses Paid by Trust	0.00
Shortfall Due to Rate Modification	0.00
Other Interest Loss	0.00
Total Shortfall Allocated to the Bonds	0.00

Excess Allocated to the Bonds:

Other Interest Proceeds Due the Bonds	0.00
Prepayment Interest Excess Due the Bonds	0.00
Interest Income	0.00
Yield Maintenance Penalties Due the Bonds	0.00
Prepayment Penalties Due the Bonds	0.00
Recovered ASER Interest Due the Bonds	0.00
Recovered Interest Due the Bonds	0.00
ARD Excess Interest	0.00
Total Excess Allocated to the Bonds	0.00

Aggregate Interest Adjustment Allocated to the Bonds

Total Excess Allocated to the Bonds	0.00
Less Total Shortfall Allocated to the Bonds	0.00
Total Interest Adjustment to the Bonds	0.00

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2007-C7

Statement Date: 17-Dec-07
Payment Date: 17-Dec-07
Prior Payment: N/A
Next Payment: 17-Jan-08
Record Date: 30-Nov-07

ABN AMRO Acct: 725135.1
Bond Interest Reconciliation Detail

Class	Accrual		Opening Balance	Pass-Through Rate	Accrued Certificate Interest	Total Interest Additions	Total Interest Deductions	Distributable Certificate Interest	Interest Payment Amount	Current Period Shortfall Recovery	Remaining Outstanding Interest Shortfalls	Credit Support	
	Method	Days										Original	Current (1)
A-1	30/360	30	19,000,000.00	5.296000%	83,853.34	0.00	0.00	83,853.34	83,853.34	0.00	0.00	30.00%	30.00%
A-2	30/360	30	194,000,000.00	5.588000%	903,393.35	0.00	0.00	903,393.35	903,393.35	0.00	0.00	30.00%	30.00%
A-AB	30/360	30	74,000,000.00	5.713000%	352,301.66	0.00	0.00	352,301.66	352,301.66	0.00	0.00	30.00%	30.00%
A-3	30/360	30	1,667,052,000.00	5.866000%	8,149,105.86	0.00	0.00	8,149,105.86	8,149,105.86	0.00	0.00	30.00%	30.00%
A-1A	30/360	30	265,119,000.00	5.682000%	1,255,338.47	0.00	0.00	1,255,338.47	1,255,338.47	0.00	0.00	30.00%	30.00%
A-M	30/360	30	317,024,000.00	6.165972%	1,628,967.56	0.00	0.00	1,628,967.56	1,628,967.56	0.00	0.00	20.00%	20.00%
A-J	30/360	30	269,471,000.00	6.251972%	1,403,937.60	0.00	0.00	1,403,937.60	1,403,937.60	0.00	0.00	11.50%	11.50%
B	30/360	30	47,554,000.00	6.251972%	247,755.22	0.00	0.00	247,755.22	247,755.22	0.00	0.00	10.00%	10.00%
C	30/360	30	35,665,000.00	6.251972%	185,813.82	0.00	0.00	185,813.82	185,813.82	0.00	0.00	8.88%	8.88%
D	30/360	30	23,777,000.00	6.251972%	123,877.61	0.00	0.00	123,877.61	123,877.61	0.00	0.00	8.13%	8.13%
E	30/360	30	27,740,000.00	6.251971%	144,524.74	0.00	0.00	144,524.74	144,524.74	0.00	0.00	7.25%	7.25%
F	30/360	30	15,851,000.00	6.251972%	82,583.34	0.00	0.00	82,583.34	82,583.34	0.00	0.00	6.75%	6.75%
X-CP	30/360	30	1,456,008,000.00	0.320046%	388,324.49	0.00	0.00	388,324.49	388,324.49	0.00	0.00	NA	NA
X-W	30/360	30	1,585,122,463.50	0.373709%	493,645.66	0.00	0.00	493,645.66	493,645.66	0.00	0.00	NA	NA
X-CL	30/360	30	1,585,122,463.50	0.079732%	105,321.18	0.00	0.00	105,321.18	105,321.18	0.00	0.00	NA	NA
G	30/360	30	31,702,000.00	6.251972%	165,166.68	0.00	0.00	165,166.68	165,166.68	0.00	0.00	5.75%	5.75%
H	30/360	30	27,740,000.00	6.251971%	144,524.74	0.00	0.00	144,524.74	144,524.74	0.00	0.00	4.88%	4.88%
J	30/360	30	23,777,000.00	6.251972%	123,877.62	0.00	0.00	123,877.62	123,877.62	0.00	0.00	4.13%	4.13%
K	30/360	30	27,739,000.00	6.251972%	144,519.54	0.00	0.00	144,519.54	144,519.54	0.00	0.00	3.25%	3.25%
L	30/360	30	19,814,000.00	4.543000%	75,012.50	0.00	0.00	75,012.50	75,012.50	0.00	0.00	2.63%	2.63%
M	30/360	30	11,889,000.00	4.543001%	45,009.78	0.00	0.00	45,009.78	45,009.78	0.00	0.00	2.25%	2.25%
N	30/360	30	11,888,000.00	4.542999%	45,005.98	0.00	0.00	45,005.98	45,005.98	0.00	0.00	1.88%	1.88%
P	30/360	30	3,963,000.00	4.543001%	15,003.26	0.00	0.00	15,003.26	15,003.26	0.00	0.00	1.75%	1.75%
Q	30/360	30	3,963,000.00	4.543001%	15,003.26	0.00	0.00	15,003.26	15,003.26	0.00	0.00	1.63%	1.63%
S	30/360	30	3,963,000.00	4.543001%	15,003.26	0.00	0.00	15,003.26	15,003.26	0.00	0.00	1.50%	1.50%

(1) Determined as follows: (A) the ending balance of all the classes less (B) the sum of (i) the ending balance of the class and (ii) the ending balance of all classes which are not subordinate to the class divided by (A).

**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2007-C7**

Statement Date: 17-Dec-07
Payment Date: 17-Dec-07
Prior Payment: N/A
Next Payment: 17-Jan-08
Record Date: 30-Nov-07

**ABN AMRO Acct: 725135.1
Bond Interest Reconciliation Detail**

Class	Accrual		Opening Balance	Pass-Through Rate	Accrued Certificate Interest	Total Interest Additions	Total Interest Deductions	Distributable Certificate Interest	Interest Payment Amount	Current Period Shortfall Recovery	Remaining Outstanding Interest Shortfalls	Credit Support	
	Method	Days										Original	Current (1)
T	30/360	30	47,553,927.00	4.543000%	180,031.24	0.00	0.00	180,031.24	180,031.24	0.00	0.00	0.00%	0.00%
R-I			0.00	0.000000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
R-II			0.00	0.000000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
R-III			0.00	0.000000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
R-LR			0.00	0.000000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
V			0.00	0.000000%	0.00	0.00	0.00	0.00	0.00	0.00	0.00	NA	NA
					16,516,901.76	0.00	0.00	16,516,901.76	16,516,901.76	0.00	0.00		

(1) Determined as follows: (A) the ending balance of all the classes less (B) the sum of (i) the ending balance of the class and (ii) the ending balance of all classes which are not subordinate to the class divided by (A).

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2007-C7

Statement Date: 17-Dec-07
Payment Date: 17-Dec-07
Prior Payment: N/A
Next Payment: 17-Jan-08
Record Date: 30-Nov-07

ABN AMRO Acct: 725135.1
Bond Interest Reconciliation Detail

Class	Prior Interest Due Date	Current Interest Due Date	Additions					Deductions			Distributable Certificate Interest	Interest Payment Amount
			Prior Interest Shortfall Due	Interest Accrual on Prior Shortfall	Prepayment Premiums	Yield Maintenance	Other Interest Proceeds (1)	Allocable PPIS	Deferred & Accretion Interest	Interest Loss Expense		
A-1	11-Nov-2007	11-Dec-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	83,853.34	83,853.34
A-2	11-Nov-2007	11-Dec-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	903,393.35	903,393.35
A-AB	11-Nov-2007	11-Dec-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	352,301.66	352,301.66
A-3	11-Nov-2007	11-Dec-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8,149,105.86	8,149,105.86
A-1A	11-Nov-2007	11-Dec-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,255,338.47	1,255,338.47
A-M	11-Nov-2007	11-Dec-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,628,967.56	1,628,967.56
A-J	11-Nov-2007	11-Dec-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,403,937.60	1,403,937.60
B	11-Nov-2007	11-Dec-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	247,755.22	247,755.22
C	11-Nov-2007	11-Dec-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	185,813.82	185,813.82
D	11-Nov-2007	11-Dec-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	123,877.61	123,877.61
E	11-Nov-2007	11-Dec-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	144,524.74	144,524.74
F	11-Nov-2007	11-Dec-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	82,583.34	82,583.34
X-CP	11-Nov-2007	11-Dec-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	388,324.49	388,324.49
X-W	11-Nov-2007	11-Dec-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	493,645.66	493,645.66
X-CL	11-Nov-2007	11-Dec-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	105,321.18	105,321.18
G	11-Nov-2007	11-Dec-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	165,166.68	165,166.68
H	11-Nov-2007	11-Dec-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	144,524.74	144,524.74
J	11-Nov-2007	11-Dec-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	123,877.62	123,877.62
K	11-Nov-2007	11-Dec-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	144,519.54	144,519.54
L	11-Nov-2007	11-Dec-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	75,012.50	75,012.50
M	11-Nov-2007	11-Dec-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45,009.78	45,009.78
N	11-Nov-2007	11-Dec-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	45,005.98	45,005.98
P	11-Nov-2007	11-Dec-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,003.26	15,003.26
Q	11-Nov-2007	11-Dec-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,003.26	15,003.26
S	11-Nov-2007	11-Dec-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,003.26	15,003.26

(1) Other Interest Proceeds are additional interest amounts specifically allocated to the bond(s) and used in determining the Bondholder's Distributable Interest.

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2007-C7

Statement Date: 17-Dec-07
 Payment Date: 17-Dec-07
 Prior Payment: N/A
 Next Payment: 17-Jan-08
 Record Date: 30-Nov-07

ABN AMRO Acct: 725135.1
Bond Interest Reconciliation Detail

Class	Prior Interest Due Date	Current Interest Due Date	Additions					Deductions			Distributable Certificate Interest	Interest Payment Amount
			Prior Interest Shortfall Due	Interest Accrual on Prior Shortfall	Prepayment Premiums	Yield Maintenance	Other Interest Proceeds (1)	Allocable PPIS	Deferred & Accretion Interest	Interest Loss Expense		
T	11-Nov-2007	11-Dec-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	180,031.24	180,031.24
R-I	11-Nov-2007	11-Dec-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
R-II	11-Nov-2007	11-Dec-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
R-III	11-Nov-2007	11-Dec-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
R-LR	11-Nov-2007	11-Dec-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
V	11-Nov-2007	11-Dec-2007	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	16,516,901.76	16,516,901.76

(1) Other Interest Proceeds are additional interest amounts specifically allocated to the bond(s) and used in determining the Bondholder's Distributable Interest.

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2007-C7

Statement Date: 17-Dec-07
Payment Date: 17-Dec-07
Prior Payment: N/A
Next Payment: 17-Jan-08
Record Date: 30-Nov-07

ABN AMRO Acct: 725135.1
Bond Principal Reconciliation

Class	Original Class Balance	Beginning Class Balance	Additions				Losses			Ending Class Balance	Rated Final Maturity	Credit Support	
			Scheduled Principal Payment	Unscheduled Principal Payment	Extra Principal Payment Amt	Prior Loss Reimburs.	Current Losses	Cumulative Losses	Interest on Losses			Original	Current
A-1	19,000,000.00	19,000,000.00	132,885.62	0.00	0.00	0.00	0.00	0.00	0.00	18,867,114.38	9/15/2045	30.00%	30.00%
A-2	194,000,000.00	194,000,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	194,000,000.00	9/15/2045	30.00%	30.00%
A-AB	74,000,000.00	74,000,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	74,000,000.00	9/15/2045	30.00%	30.00%
A-3	1,667,052,000.00	1,667,052,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,667,052,000.00	9/15/2045	30.00%	30.00%
A-1A	265,119,000.00	265,119,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	265,119,000.00	9/15/2045	30.00%	30.00%
A-M	317,024,000.00	317,024,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	317,024,000.00	9/15/2045	20.00%	20.00%
A-J	269,471,000.00	269,471,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	269,471,000.00	9/15/2045	11.50%	11.50%
B	47,554,000.00	47,554,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	47,554,000.00	9/15/2045	10.00%	10.00%
C	35,665,000.00	35,665,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	35,665,000.00	9/15/2045	8.88%	8.88%
D	23,777,000.00	23,777,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23,777,000.00	9/15/2045	8.13%	8.13%
E	27,740,000.00	27,740,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27,740,000.00	9/15/2045	7.25%	7.25%
F	15,851,000.00	15,851,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15,851,000.00	9/15/2045	6.75%	6.75%
G	31,702,000.00	31,702,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	31,702,000.00	9/15/2045	5.75%	5.75%
H	27,740,000.00	27,740,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27,740,000.00	9/15/2045	4.88%	4.88%
J	23,777,000.00	23,777,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	23,777,000.00	9/15/2045	4.13%	4.13%
K	27,739,000.00	27,739,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	27,739,000.00	9/15/2045	3.25%	3.25%
L	19,814,000.00	19,814,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19,814,000.00	9/15/2045	2.63%	2.63%
M	11,889,000.00	11,889,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,889,000.00	9/15/2045	2.25%	2.25%
N	11,888,000.00	11,888,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11,888,000.00	9/15/2045	1.88%	1.88%
P	3,963,000.00	3,963,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,963,000.00	9/15/2045	1.75%	1.75%
Q	3,963,000.00	3,963,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,963,000.00	9/15/2045	1.63%	1.63%
S	3,963,000.00	3,963,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,963,000.00	9/15/2045	1.50%	1.50%
T	47,553,927.00	47,553,927.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	47,553,927.00	9/15/2045	0.00%	0.00%

Statement Date:	17-Dec-07
Payment Date:	17-Dec-07
Prior Payment:	N/A
Next Payment:	17-Jan-08
Record Date:	30-Nov-07

ABN AMRO Acct: 725135.1
Bond Principal Reconciliation

[illegible]

**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2007-C7**

Statement Date: 17-Dec-07
Payment Date: 17-Dec-07
Prior Payment: N/A
Next Payment: 17-Jan-08
Record Date: 30-Nov-07

ABN AMRO Acct: 725135.1

Rating Information

		Original Ratings			Rating Change/Change Date(1)					
Class	CUSIP	Fitch	Moody's	S&P	Fitch		Moody's		S&P	
A-1	52109RBJ9	AAA	NR	AAA						
A-2	52109RBK6	AAA	NR	AAA						
A-AB	52109RBL4	AAA	NR	AAA						
A-3	52109RBM2	AAA	NR	AAA						
A-1A	52109RBN0	AAA	NR	AAA						
A-M	52109RBP5	AAA	NR	AAA						
A-J	52109RBQ3	AAA	NR	AAA						
B	52109RBR1	AA+	NR	AA+						
C	52109RBS9	AA	NR	AA						
D	52109RBT7	AA-	NR	AA-						
E	52109RBU4	A+	NR	A+						
F	52109RBV2	A	NR	A						
X-CP	52109RBW0	AAA	NR	AAA						
X-W	52109RBX8	AAA	NR	AAA						
X-CL	52109RAJ0	NR	NR	NR	AAA	11/30/07			AAA	12/3/07
G	52109RAL5	NR	NR	NR	A-	11/30/07			A-	12/3/07
H	52109RAN1	NR	NR	NR	BBB+	11/30/07			BBB+	12/3/07
J	52109RAQ4	NR	NR	NR	BBB	11/30/07			BBB	12/3/07
K	52109RAS0	NR	NR	NR	BBB-	11/30/07			BBB-	12/3/07
L	52109RAU5	NR	NR	NR	BB+	11/30/07			BB+	12/3/07
M	52109RAW1	NR	NR	NR	BB	11/30/07			BB	12/3/07
N	52109RAY7	NR	NR	NR	BB-	11/30/07			BB-	12/3/07

NR - Designates that the class was not rated by the rating agency.

(1) Changed ratings provided on this report are based on information provided by the applicable rating agency via electronic transmission. It shall be understood that this transmission will generally have been provided to LaSalle within 30 days of the payment date listed on this statement. Because ratings may have changed during the 30 day window, or may not be being provided by the rating agency in an electronic format and therefore not being updated on this report, LaSalle recommends that investors obtain current rating information directly from the rating agency.

**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2007-C7**

Statement Date: 17-Dec-07
 Payment Date: 17-Dec-07
 Prior Payment: N/A
 Next Payment: 17-Jan-08
 Record Date: 30-Nov-07

ABN AMRO Acct: 725135.1

Rating Information

		Original Ratings			Rating Change/Change Date(1)			
Class	CUSIP	Fitch	Moody's	S&P	Fitch		Moody's	S&P
P	52109RBA8	NR	NR	NR	B+	11/30/07		B+
Q	52109RBC4	NR	NR	NR	B	11/30/07		B
S	52109RBE0	NR	NR	NR	B-	11/30/07		B-
T	52109RBG5	NR	NR	NR				
V	52109RCE9	NR	NR	NR				

NR - Designates that the class was not rated by the rating agency.

(1) Changed ratings provided on this report are based on information provided by the applicable rating agency via electronic transmission. It shall be understood that this transmission will generally have been provided to LaSalle within 30 days of the payment date listed on this statement. Because ratings may have changed during the 30 day window, or may not be being provided by the rating agency in an electronic format and therefore not being updated on this report, LaSalle recommends that investors obtain current rating information directly from the rating agency.

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2007-C7

Statement Date: 17-Dec-07
 Payment Date: 17-Dec-07
 Prior Payment: N/A
 Next Payment: 17-Jan-08
 Record Date: 30-Nov-07

ABN AMRO Acct: 725135.1
Asset-Backed Facts ~ 15 Month Historical Loan Status Summary

Distribution Date	Delinquency Aging Categories										Special Event Categories (1)					
	Delinq 1 Month		Delinq 2 Months		Delinq 3+ Months		Foreclosure		REO		Modifications		Specially Serviced		Bankruptcy	
	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance
12/17/2007	0	0.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

(1) Note: Modification, Specially Serviced & Bankruptcy Totals are Included in the Appropriate Delinquency Aging Category

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2007-C7

Statement Date: 17-Dec-07
 Payment Date: 17-Dec-07
 Prior Payment: N/A
 Next Payment: 17-Jan-08
 Record Date: 30-Nov-07

ABN AMRO Acct: 725135.1
Asset-Backed Facts ~ 15 Month Historical Loan Status Summary
Loan Group I

Distribution Date	Delinquency Aging Categories										Special Event Categories (1)					
	Delinq 1 Month		Delinq 2 Months		Delinq 3+ Months		Foreclosure		REO		Modifications		Specially Serviced		Bankruptcy	
	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance
12/17/2007	0	0.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

(1) Note: Modification, Specially Serviced & Bankruptcy Totals are Included in the Appropriate Delinquency Aging Category

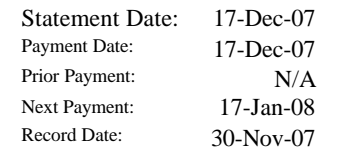
LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2007-C7

Statement Date: 17-Dec-07
 Payment Date: 17-Dec-07
 Prior Payment: N/A
 Next Payment: 17-Jan-08
 Record Date: 30-Nov-07

ABN AMRO Acct: 725135.1
Asset-Backed Facts ~ 15 Month Historical Loan Status Summary
Loan Group II

Distribution Date	Delinquency Aging Categories										Special Event Categories (1)					
	Delinq 1 Month		Delinq 2 Months		Delinq 3+ Months		Foreclosure		REO		Modifications		Specially Serviced		Bankruptcy	
	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance	#	Balance
12/17/2007	0	0.00	0	0.00	0	0	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

(1) Note: Modification, Specially Serviced & Bankruptcy Totals are Included in the Appropriate Delinquency Aging Category



Delinquent Loan Detail

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***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2007-C7***

Statement Date: 17-Dec-07
 Payment Date: 17-Dec-07
 Prior Payment: N/A
 Next Payment: 17-Jan-08
 Record Date: 30-Nov-07

***ABN AMRO Acct: 725135.1
Asset-Backed Facts ~ 15 Month Historical Payoff/Loss Summary***

Distribution Date	Ending Pool (1)		Payoffs (2)		Penalties		Appraisal Reduct. (2)		Liquidations (2)		Realized Losses (2)		Remaining Term		Curr Weighted Avg.	
	#	Balance	#	Balance	#	Amount	#	Balance	#	Balance	#	Amount	Life	Amort	Coupon	Remit
17-Dec-07	100	3,170,112,042	0	0	0	0	0	0	0	0	0	0	111	325	6.32%	6.25%
	100.00%	100.00%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				

(1) Percentage based on pool as of cutoff. (2) Percentage based on pool as of beginning of period.

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2007-C7***

Statement Date: 17-Dec-07
 Payment Date: 17-Dec-07
 Prior Payment: N/A
 Next Payment: 17-Jan-08
 Record Date: 30-Nov-07

***ABN AMRO Acct: 725135.1
Asset-Backed Facts ~ 15 Month Historical Payoff/Loss Summary
Loan Group I***

Distribution Date	Ending Pool (1)		Payoffs (2)		Penalties		Appraisal Reduct. (2)		Liquidations (2)		Realized Losses (2)		Remaining Term		Curr Weighted Avg.	
	#	Balance	#	Balance	#	Amount	#	Balance	#	Balance	#	Amount	Life	Amort	Coupon	Remit
17-Dec-07	83	2,904,992,415	0	0	0	0	0	0	0	0	0	0	114	322	6.35%	6.28%
	83.00%	91.63%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				

(1) Percentage based on pool as of cutoff. (2) Percentage based on pool as of beginning of period.

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2007-C7***

Statement Date: 17-Dec-07
 Payment Date: 17-Dec-07
 Prior Payment: N/A
 Next Payment: 17-Jan-08
 Record Date: 30-Nov-07

***ABN AMRO Acct: 725135.1
Asset-Backed Facts ~ 15 Month Historical Payoff/Loss Summary
Loan Group II***

Distribution Date	Ending Pool (1)		Payoffs (2)		Penalties		Appraisal Reduct. (2)		Liquidations (2)		Realized Losses (2)		Remaining Term		Curr Weighted Avg.	
	#	Balance	#	Balance	#	Amount	#	Balance	#	Balance	#	Amount	Life	Amort	Coupon	Remit
17-Dec-07	17	265,119,627	0	0	0	0	0	0	0	0	0	0	81	360	6.01%	5.92%
	17.00%	8.36%	0.00%	0.00%			0.00%	0.00%	0.00%	0.00%	0.00%	0.00%				

(1) Percentage based on pool as of cutoff. (2) Percentage based on pool as of beginning of period.

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2007-C7***

Statement Date: 17-Dec-07
 Payment Date: 17-Dec-07
 Prior Payment: N/A
 Next Payment: 17-Jan-08
 Record Date: 30-Nov-07

***ABN AMRO Acct: 725135.1
Historical Collateral Level Payoff Report***

Disclosure Control #	Payoff Period	Initial Balance	Type	Payoff Amount	Penalty Amount	Prepayment Date	Maturity Date	Property Type	Geographic Location

Current
Cumulative

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2007-C7

Statement Date: 17-Dec-07
Payment Date: 17-Dec-07
Prior Payment: N/A
Next Payment: 17-Jan-08
Record Date: 30-Nov-07

ABN AMRO Acct: 725135.1
Mortgage Loan Characteristics

Distribution of Principal Balances

Current Scheduled Balance	# of Loans	Scheduled Balance	% of Balance	Weighted Average		
				Term	Coupon	PFY DSCR
0 to 2,000,000	5	7,674,252	0.24%	117	6.60%	0.00
2,000,000 to 4,000,000	22	60,621,186	1.91%	122	6.39%	0.00
4,000,000 to 6,000,000	13	67,556,878	2.13%	116	6.32%	0.00
6,000,000 to 8,000,000	12	83,442,316	2.63%	112	6.45%	0.00
8,000,000 to 10,000,000	7	66,034,212	2.08%	106	6.45%	0.00
10,000,000 to 15,000,000	15	184,441,946	5.82%	108	6.17%	0.00
15,000,000 to 20,000,000	5	84,875,000	2.68%	106	6.39%	0.00
20,000,000 to 25,000,000	3	65,495,353	2.07%	115	6.02%	0.00
25,000,000 to 50,000,000	4	164,075,000	5.18%	116	6.55%	0.00
50,000,000 to 75,000,000	4	251,000,000	7.92%	117	6.48%	0.00
75,000,000 to 100,000,000	2	177,425,000	5.60%	118	6.48%	0.00
100,000,000 to 125,000,000	1	116,769,627	3.68%	56	5.65%	0.00
125,000,000 to 150,000,000	1	137,000,000	4.32%	116	5.75%	0.00
150,000,000 & Above	6	1,703,701,271	53.74%	112	6.36%	0.00
100 3,170,112,042 100.00%						

Average Schedule Balance 31,701,120
Maximum Schedule Balance 430,000,000
Minimum Schedule Balance 1,077,209

Distribution of Remaining Term (Fully Amortizing)

Fully Amortizing Mortgage Loans	# of Loans	Scheduled Balance	% of Balance	Weighted Average		
				Term	Coupon	PFY DSCR
0 to 60	0	0	0.00%	0	0.00%	0.00
61 to 120	0	0	0.00%	0	0.00%	0.00
121 to 180	1	2,092,393	0.07%	166	6.76%	0.00
181 to 240	0	0	0.00%	0	0.00%	0.00
241 & Above	0	0	0.00%	0	0.00%	0.00
1 2,092,393 0.07%						

Distribution of Mortgage Interest Rates

Current Mortgage Interest Rate	# of Loans	Scheduled Balance	% of Balance	Weighted Average		
				Term	Coupon	PFY DSCR
5.501% to 5.750%	8	359,315,606	11.33%	96	5.70%	0.00
5.751% to 6.000%	14	705,704,146	22.26%	118	5.92%	0.00
6.001% to 6.250%	11	356,085,000	11.23%	88	6.20%	0.00
6.251% to 6.500%	33	636,792,765	20.09%	116	6.42%	0.00
6.501% to 6.750%	21	781,191,336	24.64%	116	6.70%	0.00
6.751% to 7.000%	13	331,023,188	10.44%	115	6.89%	0.00
7.001% & Above	0	0	0.00%	0	0.00%	0.00
100 3,170,112,042 100.00%						

Minimum Mortgage Interest Rate 5.540%
Maximum Mortgage Interest Rate 6.990%

Distribution of Remaining Term (Balloon)

Balloon Mortgage Loans	# of Loans	Scheduled Balance	% of Balance	Weighted Average		
				Term	Coupon	PFY DSCR
0 to 12	0	0	0.00%	0	0.00%	0.00
13 to 24	0	0	0.00%	0	0.00%	0.00
25 to 36	0	0	0.00%	0	0.00%	0.00
37 to 60	6	332,919,627	10.50%	57	6.09%	0.00
61 to 120	92	2,831,700,022	89.32%	117	6.35%	0.00
121 to 180	1	3,400,000	0.11%	179	6.99%	0.00
181 to 240	0	0	0.00%	0	0.00%	0.00
241 & Above	0	0	0.00%	0	0.00%	0.00
99 3,168,019,649 99.93%						

Minimum Remaining Term 55
Maximum Remaining Term 179

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2007-C7

Statement Date: 17-Dec-07
Payment Date: 17-Dec-07
Prior Payment: N/A
Next Payment: 17-Jan-08
Record Date: 30-Nov-07

ABN AMRO Acct: 725135.1
Mortgage Loan Characteristics

Distribution of DSCR (PFY)

Debt Service Coverage Ratio	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
0.001 1.199	0	0	0.00%	0	0.00%	0.00
1.200 1.299	0	0	0.00%	0	0.00%	0.00
1.300 1.399	0	0	0.00%	0	0.00%	0.00
1.400 1.499	0	0	0.00%	0	0.00%	0.00
1.500 1.599	0	0	0.00%	0	0.00%	0.00
1.600 1.699	0	0	0.00%	0	0.00%	0.00
1.700 1.799	0	0	0.00%	0	0.00%	0.00
1.800 1.899	0	0	0.00%	0	0.00%	0.00
1.900 1.999	0	0	0.00%	0	0.00%	0.00
2.000 & Above	0	0	0.00%	0	0.00%	0.00
Unknown	100	3,170,112,042	100.00%	111	6.32%	0.00
	100	3,170,112,042	100.00%			

Maximum DSCR 0.000

Minimum DSCR 0.000

Distribution of DSCR (Cutoff)

Debt Service Coverage Ratio	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
0.000 1.199	36	1,085,872,027	34.25%	115	6.58%	0.00
1.200 1.299	36	608,111,775	19.18%	104	6.42%	0.00
1.300 1.399	8	203,863,790	6.43%	116	5.87%	0.00
1.400 1.499	8	278,930,959	8.80%	77	6.16%	0.00
1.500 1.599	1	295,000,000	9.31%	119	6.48%	0.00
1.600 1.699	1	2,092,393	0.07%	166	6.76%	0.00
1.700 1.799	2	15,350,146	0.48%	110	5.94%	0.00
1.800 1.899	1	1,371,476	0.04%	117	6.47%	0.00
1.900 1.999	4	672,575,000	21.22%	119	5.95%	0.00
2.000 & Above	3	6,944,476	0.22%	117	6.48%	0.00
	100	3,170,112,042	100.00%			

Maximum DSCR 2.100

Minimum DSCR 1.050

Geographic Distribution

Geographic Location	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Florida	10	670,426,800	21.15%	101	6.04%	0.00
New York	9	588,391,670	18.56%	118	6.25%	0.00
Undefined	1	412,701,271	13.02%	115	6.71%	0.00
California	9	303,104,000	9.56%	118	6.62%	0.00
Texas	13	155,856,630	4.92%	115	6.63%	0.00
Virginia	5	147,534,212	4.65%	114	6.56%	0.00
Kansas	1	137,000,000	4.32%	116	5.75%	0.00
Tennessee	4	133,159,756	4.20%	64	5.71%	0.00
Arizona	4	104,575,000	3.30%	118	6.21%	0.00
North Carolina	4	82,575,000	2.60%	117	6.69%	0.00
Colorado	3	64,946,476	2.05%	118	6.87%	0.00
Illinois	3	64,100,000	2.02%	111	6.26%	0.00
Pennsylvania	4	47,150,567	1.49%	106	6.21%	0.00
South Carolina	1	45,875,000	1.45%	119	6.71%	0.00
Ohio	3	30,177,209	0.95%	116	6.18%	0.00
Michigan	3	23,469,476	0.74%	115	6.08%	0.00
New Jersey	1	20,500,000	0.65%	117	6.31%	0.00
Indiana	3	20,125,000	0.63%	122	5.94%	0.00
Mississippi	2	16,950,000	0.53%	116	6.44%	0.00
Washington	2	14,580,959	0.46%	118	6.40%	0.00
Nevada	2	14,350,146	0.45%	109	5.92%	0.00
Wisconsin	1	14,250,000	0.45%	119	6.65%	0.00
Massachusetts	1	9,300,000	0.29%	106	6.93%	0.00
Georgia	1	8,600,000	0.27%	103	6.25%	0.00
Louisiana	3	7,628,000	0.24%	116	6.01%	0.00
Maine	1	6,991,228	0.22%	119	6.91%	0.00
Missouri	1	6,700,000	0.21%	119	5.95%	0.00
Maryland	1	5,051,248	0.16%	114	6.74%	0.00
New Mexico	1	5,000,000	0.16%	116	6.34%	0.00
Alabama	1	4,700,000	0.15%	117	6.15%	0.00
Connecticut	1	2,250,000	0.07%	117	6.62%	0.00
Hawaii	1	2,092,393	0.07%	166	6.76%	0.00
	100	3,170,112,042	100.00%			

LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2007-C7

Statement Date: 17-Dec-07
Payment Date: 17-Dec-07
Prior Payment: N/A
Next Payment: 17-Jan-08
Record Date: 30-Nov-07

ABN AMRO Acct: 725135.1
Mortgage Loan Characteristics

Distribution of Property Types

Property Types	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Retail	45	1,292,561,186	40.77%	117	6.25%	0.00
Office	18	905,958,481	28.58%	106	6.31%	0.00
Various	6	550,243,747	17.36%	115	6.64%	0.00
Multifamily	17	280,819,627	8.86%	84	6.01%	0.00
Warehouse	7	94,995,000	3.00%	118	6.48%	0.00
Other	1	18,500,000	0.58%	117	6.37%	0.00
Self Storage	4	16,334,000	0.52%	117	6.57%	0.00
Mobile Home Park	1	7,800,000	0.25%	116	6.32%	0.00
Mixed Use	1	2,900,000	0.09%	118	6.49%	0.00
	100	3,170,112,042	100.00%			

Distribution of Loan Seasoning

Number of Months	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
0 to 1	33	1,695,142,963	53.47%	119	6.35%	0.00
2 to 3	44	648,065,434	20.44%	87	6.22%	0.00
4 to 6	14	693,333,145	21.87%	114	6.37%	0.00
7 to 12	7	115,670,499	3.65%	110	6.06%	0.00
13 to 24	2	17,900,000	0.56%	105	6.60%	0.00
25 to 36	0	0	0.00%	0	0.00%	0.00
37 to 48	0	0	0.00%	0	0.00%	0.00
49 to 72	0	0	0.00%	0	0.00%	0.00
73 to 96	0	0	0.00%	0	0.00%	0.00
97 to 120	0	0	0.00%	0	0.00%	0.00
121 or More	0	0	0.00%	0	0.00%	0.00
	100	3,170,112,042	100.00%			

Distribution of Amortization Type

Amortization Type	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
Amortizing Balloon	15	104,865,751	3.31%	114	6.21%	0.00
ARD	3	147,500,000	4.65%	116	5.78%	0.00
Full Amortizing	1	2,092,393	0.07%	166	6.76%	0.00
IO Maturity Balloon	19	1,614,308,627	50.92%	107	6.19%	0.00
IO/Amortizing/Balloon	62	1,301,345,271	41.05%	115	6.56%	0.00
	100	3,170,112,042	100.00%			

Distribution of Year Loans Maturing

Year	# of Loans	Scheduled Balance	% of Balance	WAMM	WAC	PFY DSCR
2007	0	0	0.00%	0	0.00%	0.00
2008	0	0	0.00%	0	0.00%	0.00
2009	0	0	0.00%	0	0.00%	0.00
2010	0	0	0.00%	0	0.00%	0.00
2011	0	0	0.00%	0	0.00%	0.00
2012	6	332,919,627	10.50%	57	6.09%	0.00
2013	0	0	0.00%	0	0.00%	0.00
2014	1	13,600,000	0.43%	81	5.88%	0.00
2015	0	0	0.00%	0	0.00%	0.00
2016	3	29,750,146	0.94%	106	6.33%	0.00
2017	85	2,640,849,876	83.30%	117	6.38%	0.00
2018 & Greater	5	152,992,393	4.83%	118	5.82%	0.00
	100	3,170,112,042	100.00%			

**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2007-C7**

Statement Date: 17-Dec-07
Payment Date: 17-Dec-07
Prior Payment: N/A
Next Payment: 17-Jan-08
Record Date: 30-Nov-07

ABN AMRO Acct: 725135.1

Loan Level Detail

Disclosure Control #	Group	Property Type	Maturity Date	PFY DSCR	Operating Statement Date	Geo. Location	Ending Principal Balance	Note Rate	Scheduled P&I	Prepayment Amount	Prepayment Date	Loan Status Code (1)
1	LUBS07C70001	Retail	11-Dec-17	0.00		FL	430,000,000	5.91%	2,115,958			
2	LUBS07C70001	Various	9-Jul-17	0.00		N/A	412,701,271	6.71%	2,308,548			
3	LUBS07C70001	Office	11-Nov-17	0.00		NY	295,000,000	6.48%	1,593,000			
4	LUBS07C70001	Retail	11-Nov-17	0.00		CA	206,000,000	6.90%	1,184,500			
5	LUBS07C70001	Office	10-Oct-17	0.00		NY	190,000,000	5.96%	943,192			
6	LUBS07C70001	Office	11-Sep-12	0.00		FL	170,000,000	6.25%	885,417			
7	LUBS07C70001	Retail	1-Aug-37	0.00		KS	137,000,000	5.75%	655,888			
8	LUBS07C70002	Multifamily	11-Aug-12	0.00		TN	116,769,627	5.65%	549,790			
9	LUBS07C70001	Retail	11-Oct-17	0.00		TX	92,700,000	6.73%	519,893			
10	LUBS07C70001	Retail	1-Nov-17	0.00		AZ	84,725,000	6.20%	437,746			
11	LUBS07C70001	Retail	11-Sep-17	0.00		NC	75,000,000	6.73%	420,313			
12	LUBS07C70001	Various	11-Oct-17	0.00		CO	61,000,000	6.90%	350,750			
13	LUBS07C70001	Office	9-Oct-17	0.00		VA	60,000,000	6.45%	322,500			
14	LUBS07C70001	Various	9-Jul-17	0.00		CA	55,000,000	5.73%	262,533			
15	LUBS07C70001	Office	11-Feb-17	0.00		IL	50,000,000	6.27%	261,229			
16	LUBS07C70001	Warehouse	9-Nov-17	0.00		SC	45,875,000	6.71%	256,632			
17	LUBS07C70001	Office	11-Oct-17	0.00		VA	38,200,000	6.70%	213,283			
18	LUBS07C70001	Retail	11-Oct-17	0.00		VA	30,000,000	6.56%	164,000			
19	LUBS07C70001	Multifamily	9-Nov-17	0.00		NY	23,500,000	6.03%	118,088			
20	LUBS07C70001	Retail	11-Jan-17	0.00		NY	21,495,353	5.73%	132,377			
21	LUBS07C70001	Warehouse	9-Sep-17	0.00		NJ	20,500,000	6.31%	107,796			
22	LUBS07C70001	Other	9-Sep-17	0.00		NY	18,500,000	6.37%	98,158			
23	LUBS07C70001	Retail	11-Aug-17	0.00		OH	17,400,000	6.34%	91,930			
* NOI and DSCR, if available and reportable under the terms of the trust agreement, are based on information obtained from the related borrower, and no other party to the agreement shall be held liable for the accuracy or methodology used to determine such figures.												
(1) Legend: A. In Grace Period 1. Delinquent 1 month 3. Delinquent 3+ months 5. Non Performing Matured Balloon 9. REO B. Late Payment but < 1 month delinq 2. Delinquent 2 months 4. Performing Matured Balloon 7. Foreclosure												

**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2007-C7**

Statement Date: 17-Dec-07
Payment Date: 17-Dec-07
Prior Payment: N/A
Next Payment: 17-Jan-08
Record Date: 30-Nov-07

ABN AMRO Acct: 725135.1

Loan Level Detail

Disclosure Control #	Group	Property Type	Maturity Date	PFY DSCR	Operating Statement Date	Geo. Location	Ending Principal Balance	Note Rate	Scheduled P&I	Prepayment Amount	Prepayment Date	Loan Status Code (1)
24	LUBS07C70001	Office	9-Oct-17	0.00		PA	17,135,000	6.38%	91,144			
25	LUBS07C70002	Multifamily	11-Jul-12	0.00		FL	16,000,000	6.43%	85,733			
26	LUBS07C70001	Retail	9-Nov-17	0.00		NY	15,840,000	6.45%	85,107			
27	LUBS07C70001	Office	11-May-17	0.00		PA	14,960,000	6.24%	77,792			
28	LUBS07C70002	Multifamily	9-Aug-17	0.00		NY	14,800,000	6.13%	75,653			
29	LUBS07C70001	Office	11-Nov-17	0.00		WI	14,250,000	6.65%	78,969			
30	LUBS07C70002	Multifamily	1-Sep-14	0.00		PA	13,600,000	5.88%	66,640			
31	LUBS07C70001	Retail	9-Aug-12	0.00		FL	13,500,000	6.77%	76,106			
32	LUBS07C70002	Multifamily	11-Aug-17	0.00		MS	12,800,000	6.41%	68,373			
33	LUBS07C70002	Multifamily	11-Jun-17	0.00		MI	12,000,000	5.94%	59,400			
34	LUBS07C70002	Multifamily	11-Jun-17	0.00		AZ	12,000,000	6.13%	61,300			
35	LUBS07C70001	Retail	11-Dec-16	0.00		NV	11,850,146	5.91%	71,253			
36	LUBS07C70001	Retail	1-Sep-17	0.00		OH	11,700,000	5.93%	57,818			
37	LUBS07C70001	Retail	1-Jan-17	0.00		IN	11,125,000	5.78%	53,585			
38	LUBS07C70001	Retail	11-Jun-17	0.00		FL	10,700,626	5.68%	67,487			
39	LUBS07C70001	Office	11-Apr-17	0.00		IL	10,600,000	6.31%	55,738			
40	LUBS07C70001	Retail	11-Sep-17	0.00		FL	10,456,174	6.27%	69,395			
41	LUBS07C70001	Retail	11-Aug-17	0.00		TX	10,100,000	6.34%	53,362			
42	LUBS07C70001	Warehouse	1-Sep-17	0.00		CA	10,000,000	6.04%	50,333			
43	LUBS07C70001	Retail	11-Oct-17	0.00		VA	9,984,212	6.64%	64,130			
44	LUBS07C70001	Various	11-Nov-17	0.00		CA	9,500,000	6.59%	52,171			
45	LUBS07C70001	Retail	1-Sep-12	0.00		VA	9,350,000	6.53%	50,880			
46	LUBS07C70001	Office	1-Sep-17	0.00		MI	9,300,000	6.15%	47,663			
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(1) Legend: A. In Grace Period 1. Delinquent 1 month 3. Delinquent 3+ months 5. Non Performing Matured Balloon 9. REO B. Late Payment but < 1 month delinq 2. Delinquent 2 months 4. Performing Matured Balloon 7. Foreclosure												

**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2007-C7**

Statement Date: 17-Dec-07
Payment Date: 17-Dec-07
Prior Payment: N/A
Next Payment: 17-Jan-08
Record Date: 30-Nov-07

ABN AMRO Acct: 725135.1

Loan Level Detail

Disclosure Control #	Group	Property Type	Maturity Date	PFY DSCR	Operating Statement Date	Geo. Location	Ending Principal Balance	Note Rate	Scheduled P&I	Prepayment Amount	Prepayment Date	Loan Status Code (1)
47	LUBS07C70002	Multifamily	11-Oct-16	0.00		MA	9,300,000	6.93%	53,708			
48	LUBS07C70002	Multifamily	1-Jul-16	0.00		GA	8,600,000	6.25%	44,792			
49	LUBS07C70002	Mobile Home Park	11-Aug-17	0.00		CA	7,800,000	6.32%	41,080			
50	LUBS07C70001	Office	1-Oct-17	0.00		WA	7,580,959	6.48%	51,221			
51	LUBS07C70002	Multifamily	11-Sep-17	0.00		TX	7,400,000	6.70%	41,317			
52	LUBS07C70002	Multifamily	11-Sep-12	0.00		TX	7,300,000	6.84%	41,610			
53	LUBS07C70002	Multifamily	11-Oct-17	0.00		TX	7,100,000	6.97%	41,239			
54	LUBS07C70001	Various	9-Nov-17	0.00		ME	6,991,228	6.91%	49,051			
55	LUBS07C70001	Warehouse	1-Sep-32	0.00		WA	7,000,000	6.31%	36,808			
56	LUBS07C70001	Office	1-Sep-17	0.00		TN	7,000,000	5.54%	32,317			
57	LUBS07C70001	Retail	11-Nov-17	0.00		MO	6,700,000	5.95%	33,221			
58	LUBS07C70001	Self Storage	1-Sep-17	0.00		CA	6,330,000	6.29%	33,180			
59	LUBS07C70001	Office	9-Oct-17	0.00		NY	6,150,000	6.49%	33,261			
60	LUBS07C70001	Office	9-Oct-17	0.00		TN	6,090,129	6.54%	38,697			
61	LUBS07C70001	Warehouse	9-Oct-17	0.00		FL	5,970,000	6.38%	31,755			
62	LUBS07C70001	Office	11-Dec-17	0.00		FL	5,800,000	6.81%	32,915			
63	LUBS07C70002	Multifamily	11-May-17	0.00		TX	5,750,000	5.75%	27,552			
64	LUBS07C70002	Multifamily	11-Oct-17	0.00		TX	5,700,000	6.62%	31,445			
65	LUBS07C70002	Multifamily	1-May-17	0.00		IN	5,600,000	5.61%	26,180			
66	LUBS07C70001	Retail	9-Sep-17	0.00		TX	5,485,630	6.38%	34,331			
67	LUBS07C70001	Retail	11-May-17	0.00		FL	5,100,000	5.96%	25,330			
68	LUBS07C70001	Various	11-Jun-17	0.00		MD	5,051,248	6.74%	32,883			
69	LUBS07C70001	Retail	11-Aug-17	0.00		NM	5,000,000	6.34%	26,417			
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(1) Legend: A. In Grace Period 1. Delinquent 1 month 3. Delinquent 3+ months 5. Non Performing Matured Balloon 9. REO B. Late Payment but < 1 month delinq 2. Delinquent 2 months 4. Performing Matured Balloon 7. Foreclosure												

**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2007-C7**

Statement Date: 17-Dec-07
Payment Date: 17-Dec-07
Prior Payment: N/A
Next Payment: 17-Jan-08
Record Date: 30-Nov-07

ABN AMRO Acct: 725135.1

Loan Level Detail

Disclosure Control #	Group	Property Type	Maturity Date	PFY DSCR	Operating Statement Date	Geo. Location	Ending Principal Balance	Note Rate	Scheduled P&I	Prepayment Amount	Prepayment Date	Loan Status Code (1)
70	LUBS07C70001	Retail	11-Jan-17	0.00		AZ	5,000,000	6.42%	26,750			
71	LUBS07C70001	Retail	11-Sep-17	0.00		AL	4,700,000	6.15%	24,088			
72	LUBS07C70001	Self Storage	9-Sep-17	0.00		TX	4,250,000	6.64%	23,510			
73	LUBS07C70001	Retail	11-Aug-17	0.00		MS	4,150,000	6.53%	22,583			
74	LUBS07C70001	Self Storage	1-Sep-17	0.00		CA	3,784,000	6.94%	21,884			
75	LUBS07C70001	Retail	1-Sep-37	0.00		IL	3,500,000	6.03%	17,588			
76	LUBS07C70001	Retail	11-Nov-22	0.00		IN	3,400,000	6.99%	19,805			
77	LUBS07C70001	Retail	11-Oct-17	0.00		TN	3,300,000	6.84%	18,810			
78	LUBS07C70001	Retail	9-Aug-17	0.00		NY	3,106,317	6.31%	19,314			
79	LUBS07C70001	Retail	9-Aug-17	0.00		LA	3,078,000	5.80%	14,877			
80	LUBS07C70001	Mixed Use	1-Oct-17	0.00		FL	2,900,000	6.49%	15,684			
81	LUBS07C70001	Retail	9-Aug-17	0.00		TX	2,871,000	5.89%	14,092			
82	LUBS07C70001	Warehouse	11-Nov-17	0.00		AZ	2,850,000	6.45%	15,319			
83	LUBS07C70001	Warehouse	1-Sep-17	0.00		NC	2,800,000	6.27%	14,630			
84	LUBS07C70001	Retail	11-Oct-17	0.00		TX	2,800,000	6.73%	15,703			
85	LUBS07C70002	Multifamily	11-May-17	0.00		TX	2,600,000	5.80%	12,567			
86	LUBS07C70001	Retail	9-Sep-17	0.00		LA	2,580,000	5.81%	12,492			
87	LUBS07C70001	Retail	10-Sep-17	0.00		NC	2,575,000	6.47%	13,881			
88	LUBS07C70001	Retail	10-Sep-17	0.00		CO	2,575,000	6.47%	13,881			
89	LUBS07C70001	Retail	1-Aug-17	0.00		NV	2,500,000	5.95%	12,396			
90	LUBS07C70001	Retail	11-Nov-17	0.00		CA	2,450,000	6.45%	13,169			
91	LUBS07C70001	Retail	11-Sep-17	0.00		CT	2,250,000	6.62%	12,413			
92	LUBS07C70001	Retail	11-Oct-17	0.00		CA	2,240,000	6.48%	12,096			
* NOI and DSCR, if available and reportable under the terms of the trust agreement, are based on information obtained from the related borrower, and no other party to the agreement shall be held liable for the accuracy or methodology used to determine such figures.												
(1) Legend: A. In Grace Period 1. Delinquent 1 month 3. Delinquent 3+ months 5. Non Performing Matured Balloon 9. REO B. Late Payment but < 1 month delinq 2. Delinquent 2 months 4. Performing Matured Balloon 7. Foreclosure												

**LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2007-C7**

Statement Date: 17-Dec-07
Payment Date: 17-Dec-07
Prior Payment: N/A
Next Payment: 17-Jan-08
Record Date: 30-Nov-07

ABN AMRO Acct: 725135.1

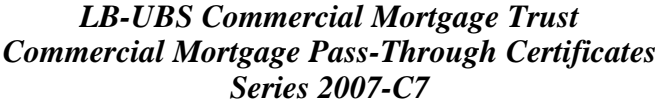
Loan Level Detail

Disclosure Control #	Group	Property Type	Maturity Date	PFY DSCR	Operating Statement Date	Geo. Location	Ending Principal Balance	Note Rate	Scheduled P&I	Prepayment Amount	Prepayment Date	Loan Status Code (1)
93	LUBS07C70001	Retail	10-Sep-17	0.00		NC	2,200,000	6.47%	11,860			
94	LUBS07C70001	Retail	10-Sep-17	0.00		MI	2,169,476	6.51%	13,762			
95	LUBS07C70001	Office	11-Oct-21	0.00		HI	2,092,393	6.76%	19,437			
96	LUBS07C70001	Self Storage	9-Jul-17	0.00		LA	1,970,000	6.59%	10,819			
97	LUBS07C70001	Office	11-Oct-17	0.00		TX	1,800,000	6.60%	9,900			
98	LUBS07C70001	Retail	9-Sep-17	0.00		PA	1,455,567	6.86%	9,566			
99	LUBS07C70001	Retail	10-Sep-17	0.00		CO	1,371,476	6.47%	8,663			
100	LUBS07C70001	Retail	11-Sep-17	0.00		OH	1,077,209	6.43%	6,777			
							3,170,112,042		16,832,173	0		
* NOI and DSCR, if available and reportable under the terms of the trust agreement, are based on information obtained from the related borrower, and no other party to the agreement shall be held liable for the accuracy or methodology used to determine such figures.												
(1) Legend:	A. In Grace Period	1. Delinquent 1 month	3. Delinquent 3+ months			5. Non Performing Matured Balloon			9. REO			
	B. Late Payment but < 1 month delinq	2. Delinquent 2 months	4. Performing Matured Balloon			7. Foreclosure						

Statement Date: 17-Dec-07
Payment Date: 17-Dec-07
Prior Payment: N/A
Next Payment: 17-Jan-08
Record Date: 30-Nov-07

ABN AMRO Acct: 725135.1

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Statement Date:	17-Dec-07
Payment Date:	17-Dec-07
Prior Payment:	N/A
Next Payment:	17-Jan-08
Record Date:	30-Nov-07

ABN AMRO Acct: 725135.1
Specially Serviced (Part I) ~ Loan Detail (End of Period)

(1) Legend:	A. P&I Adv - in Grace Period	1. P&I Adv - delinquent 1 month	3. P&I Adv - delinquent 3+ months	5. Non Performing Mat. Balloon	9. REO
	B. P&I Adv - < one month delinq	2. P&I Adv - delinquent 2 months	4. Mat. Balloon/Assumed P&I	7. Foreclosure	

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2007-C7***

Statement Date: 17-Dec-07
 Payment Date: 17-Dec-07
 Prior Payment: N/A
 Next Payment: 17-Jan-08
 Record Date: 30-Nov-07

ABN AMRO Acct: 725135.1

Specially Serviced Loan Detail (Part II) ~ Servicer Comments (End of Period)

Disclosure Control #	Resolution Strategy	Comments

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2007-C7***

Statement Date: 17-Dec-07
 Payment Date: 17-Dec-07
 Prior Payment: N/A
 Next Payment: 17-Jan-08
 Record Date: 30-Nov-07

***ABN AMRO Acct: 725135.1
Modified Loan Detail***

Disclosure Control #	Ending Principal Balance	Modification Date	Cutoff Maturity Date	Modified Maturity Date	Modification Description

Modified Loan Detail includes loans whose terms, fees, penalties or payments have been waived or extended.

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2007-C7***

Statement Date: 17-Dec-07
Payment Date: 17-Dec-07
Prior Payment: N/A
Next Payment: 17-Jan-08
Record Date: 30-Nov-07

***ABN AMRO Acct: 725135.1
Maturity Extension Summary***

Loans which have had their Maturity Dates extended

Number of Loans:	0
Stated Principal Balance outstanding:	0.00
Weighted Average Extension Period:	0

Loans in the process of having their Maturity Dates extended

Number of Loans:	0
Stated Principal Balance outstanding:	0.00
Weighted Average Extension Period:	0

Loans in the process of having their Maturity Dates further extended

Number of Loans:	0
Cutoff Principal Balance:	0.00
Weighted Average Extension Period:	0

Loans paid-off that did experience Maturity Date extensions

Number of Loans:	0
Cutoff Principal Balance:	0.00
Weighted Average Extension Period:	0

Loans paid-off that did not experience Maturity Date extensions

Number of Loans:	0
Cutoff Principal Balance:	0.00

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2007-C7***

Statement Date: 17-Dec-07
 Payment Date: 17-Dec-07
 Prior Payment: N/A
 Next Payment: 17-Jan-08
 Record Date: 30-Nov-07

ABN AMRO Acct: 725135.1

Realized Loss Detail

Period	Disclosure Control #	Appraisal Date	Appraisal Value	Beginning Scheduled Balance	Gross Proceeds	Gross Proceeds as a % of Sched. Balance	Aggregate Liquidation Expenses *	Net Liquidation Proceeds	Net Proceeds as a % of Sched. Balance	Realized Loss

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2007-C7***

Statement Date: 17-Dec-07
Payment Date: 17-Dec-07
Prior Payment: N/A
Next Payment: 17-Jan-08
Record Date: 30-Nov-07

***ABN AMRO Acct: 725135.1
Bond/Collateral Realized Loss Reconciliation***

Prospectus ID	Period	Beginning Balance of the Loan at Liquidation	Aggregate Realized Loss on Loans	Prior Realized Loss Applied to Certificates	Amounts Covered by Overcollateralization and other Credit	Interest (Shortages)/ Excesses applied to Realized Losses	Modification Adjustments/Appraisal Reduction Adjustment	Additional (Recoveries)/ Expenses applied to Realized Losses	Current Realized Loss Applied to Certificates*	Recoveries of Realized Losses paid as Cash	(Recoveries)/ Realized Loss Applied to Certificate Interest
				A	B	C	D	E			

Cumulative

*In the Initial Period the Current Realized Loss Applied to Certificates will equal Aggregate Realized Loss on Loans - B - C - D + E instead of A - C - D + E

Description of Fields

A	Prior Realized Loss Applied to Certificates
B	Reduction to Realized Loss applied to bonds (could represent OC, insurance policies, reserve accounts, etc)
C	Amounts classified by the Master as interest adjustments from general collections on a loan with a Realized Loss
D	Adjustments that are based on principal haircut or future interest foregone due to modification
E	Realized Loss Adjustments, Supplemental Recoveries or Expenses on a previously liquidated loan

Statement Date:	17-Dec-07
Payment Date:	17-Dec-07
Prior Payment:	N/A
Next Payment:	17-Jan-08
Record Date:	30-Nov-07

ABN AMRO Acct: 725135.1
Historical Collateral Level REO Report

Disclosure Control #		REO Date

City	State	Property Type	Book Value	Scheduled Balance	Recent Appraisal Value	Appraisal Date	Appraisal Reduction Amount

Date Liquidated	Liquidation Proceeds	Liquidation Expenses	Other Revenue Recovered	Realized Loss	Type (*)

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2007-C7***

Statement Date: 17-Dec-07
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 Prior Payment: N/A
 Next Payment: 17-Jan-08
 Record Date: 30-Nov-07

***ABN AMRO Acct: 725135.1
Material Breaches and Material Document Defect Detail***

Disclosure Control #	Ending Principal Balance	Material Breach Date	Material Breach and Material Document Defect Description

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2007-C7***

Statement Date: 17-Dec-07
Payment Date: 17-Dec-07
Prior Payment: N/A
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Record Date: 30-Nov-07

***ABN AMRO Acct: 725135.1
Event of Default***

Disclosure
Control #

***LB-UBS Commercial Mortgage Trust
Commercial Mortgage Pass-Through Certificates
Series 2007-C7***

Statement Date: 17-Dec-07
Payment Date: 17-Dec-07
Prior Payment: N/A
Next Payment: 17-Jan-08
Record Date: 30-Nov-07

ABN AMRO Acct: 725135.1

Legend

Until this statement/report is filed with the Commission with respect to the Trust pursuant to Section 15(d) of the Securities Exchange Act of 1934, as amended, the recipient hereof shall be deemed to keep the information contained herein confidential and such information will not, without the prior consent of the Master Servicer or the Trustee, be disclosed by such recipient or by its officers, directors, partners, employees, agents or representatives in any manner whatsoever, in whole or in part.